



**Petition Number:** 1211-DP-14 & 1211-SIT-10 & 1211-SPP-07

**Subject Site Address:** Located at the northeast corner of Saddlehorn Drive and Carey Road

**Petitioner:** Ramsay Development, LLC

**Representative:** Cash Waggoner & Associates, PC

**Request:** Ramsay Development, LLC requests a Development Plan, Site Plan, and Primary Plat Review for a 90,000 SF long-term care facility on approximately 6 acres in the Bridgewater PUD District.

**Current Zoning:** Bridgewater PUD  
Underlying zoning is EI (Enclosed Industrial)

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 6 acres

**Zoning History:** Bridgewater PUD 06-49 (restated)  
Bridgewater PUD 11-01 (amendment)

**Exhibits:**  
1. Staff Report  
2. Aerial Location Map  
3. Petitioner's Plans  
4. Elevation Renderings  
5. Bridgewater PUD 11-01 (amendment)

**Staff Reviewer:** Ryan Clark

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### **Procedural**

- The public hearing for this petition was heard at the November 5<sup>th</sup>, 2012 Advisory Plan Commission (the "APC") meeting.
- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the



petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.

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## **Project Overview**

### **Project Location**

The subject property is approximately 6 acres in size and is located on the northeast corner of Saddlehorn Drive and Carey Road (the "Property"). The Property is bound by Carey Road to the west, vacant land in the Bridgewater Planned Unit Development to the north and east, and Kindred Health Care to the south.

### **Project Description**

The proposed development is for the platting, development plan, and site plan review for an assisted living facility on approximately 6 acres within the existing Bridgewater PUD (the "Project"). The proposed assisted living facility is approximately 95,000 square feet and is primarily composed of brick and stone veneer.

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## **Primary Plat Review**

### **WC 16.04.220 Procedures**

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location– COMPLIANT
  - Any street related to the subdivision – COMPLIANT
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
  - Title, scale, north point and date – COMPLIANT
  - Land use adjacent to proposed subdivision and owners names – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of



- pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
- Easements - locations, widths and purposes - COMPLIANT
  - Statement concerning the location and approximate size or capacity of utilities to be installed - COMPLIANT
  - Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes –COMPLIANT.
  - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – COMPLIANT
  - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
  - Building setback lines – COMPLIANT
  - Legend and notes - COMPLIANT
  - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage – COMPLIANT
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- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
  - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used –COMPLIANT
  - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – COMPLIANT
  - A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary - COMPLIANT
  - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
  - If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
    - COMPLIANT
  - If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

#### **WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)**



A. Zoning District Standards: Bridgewater PUD Standards (Ord. 06-49 and Ord. 11-01)

Ord 11-01; Exhibit A, Uses and Standards

Section 3. Permitted Uses

1. Assisted living facilities – COMPLIANT

Section 5. Development Standards

1. All development standards in the Bridgewater PUD which apply to Area Z (section 10) shall apply to Parcel L2, unless stated herein. (see below-section 10)
2. The maximum building height shall not exceed two-stories. – COMPLIANT
3. The maximum square footage for an Assisted Living Facility, an Independent Living Facility, or combination thereof shall not exceed 95,000 square feet. – 95,000 Square feet – Compliant
4. The maximum first floor square footage for a medical office building or office building – General purpose shall not exceed 20,000 square feet per building. – N/A
5. The total aggregate square footage for all buildings for a Medical Office and Office Building – General purpose shall not exceed 150,000 square feet. – N/A

Section 6. Parking Standards:

All parking standards in the Bridgewater PUD which apply to Area Y (Section 10, G8) shall apply to Parcel L2. – Petitioner is working with Westfield Community Development Department to ensure compliance.

Section 7. Architectural Standards:

1. All architectural standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2, unless otherwise stated herein. (see below)
2. All buildings shall have masonry on at least fifty (50) percent of the exterior, excluding doors, windows, and other openings. – COMPLIANT
3. The use of vinyl shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation. – COMPLIANT
4. The use of sheet metal shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation and roofs. – COMPLIANT

5. Section 8. Landscaping Standards

1. All perimeter yard landscaping requirements in the Bridgewater PUD which apply to Area Y (section 11, C2) shall apply to parcel L2.



- C2. 1 shade tree or 2 ornamental trees per forty (40) linear feet and eight (8) shrubs per 40 linear feet shall be planted – COMPLIANT
2. All perimeter yard landscaping requirements in the Bridgewater PUD which apply to Area Z (section 11, C3) shall NOT apply to Parcel L2.
  3. All buffer yard landscaping requirements in the Bridgewater PUD which apply to Area Z (section 11, F) shall only apply to eastern perimeter of Parcel L2.
    1. A twenty (20) foot landscape buffer will be provided along the eastern perimeter. - COMPLIANT  
-490 feet along eastern boundary (per section 8.3) – COMPLIANT
  4. All other landscaping requirements in the Bridgewater PUD (Exhibit 18) which apply to Area Z shall apply to Parcel L2. – COMPLIANT

Section 10 – Bridgewater PUD (Enclosed Industrial zoning standards)

1. Exhibit 8- no minimum tract or lot area or requirement, there shall be no minimum front yard, there shall be no minimum side yard, there shall be no minimum rear yard. - COMPLIANT
  2. The required setback from external streets shall be based upon and determined by 1:2 proximity slope requirement...In no case shall the setback be less than thirty (30) feet. – COMPLIANT
- a. Parking- see section 6 above
- b. loading and unloading berths – COMPLIANT

Exhibit 18 Landscaping

- I. Trash and Loading facilities (wall or evergreen screening) – COMPLIANT.
- II. Heating and Cooling facilities – COMPLIANT
- III. Softening of walls and fences – COMPLIANT
- IV. On-Site (Business) -10 shades trees per acre (67) – Compliant(14 additional evergreen/ornamental trees used for an additional 7 shade trees); 10 ornamental/evergreen trees per acre (67) – Compliant; 25 shrubs per acre (168) – Compliant
- V. Parking Area Landscaping- 107 spaces provided – need 10% parking lot landscaping- Compliant
- VI. Unbroken rows of parking can be a maximum of 200 feet- COMPLIANT
- VII. Parking lot islands shall have a minimum of 1 tree and 4 shrubs per parking lot island – COMPLIANT



#### **WC 16.04.165 D Development Plan Review**

2. Overlay District Standards – The property does not fall within an overlay district.

3. Subdivision Control Ordinance – See “Primary Plat Review” [Page 2]

4. Development Plan Review (WC 16.04.165)

1. Any development for a use other than a Single Family Subdivision Development Use in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - COMPLIANT
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – COMPLIANT

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq. – **See Sections 8 and Exhibit 18 (above).**

c. Lighting – See WC 16.07 et seq. – N/A

d. Signs – See WC 16.08 et seq. – N/A

e. Building Orientation. – COMPLIANT

f. Building Materials. – see section 7 above



5. Comprehensive Plan Compliance

*The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Existing Suburban Residential". The proposed project for a long term care facility is permitted in the Bridgewater PUD and generally complies with intent of "Existing Suburban Residential" policies.*

6. Street and Highway Access - COMPLIANT

7. Street and Highway Capacity - COMPLIANT

8. Utility Capacity – COMPLIANT

9. Traffic Circulation Compatibility – COMPLIANT

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**Public Policies**

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under "Westfield Development Requirements (WC 16.04.165)".

Thoroughfare Plan-Feb 2007

The subject property abuts right-of-way on Carey Road to the west. The Westfield Thoroughfare Plan roadway classification map identifies Carey Road as a Secondary Arterial. The recommended right-of-way for a Secondary Arterial is sixty (60) foot half right-of-way. The right-of-way dedication and subsequent infrastructure improvements required to meet the recommendations of the Thoroughfare Plan will be made during the secondary platting stage.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The submitted plans depict an eight (8) foot perimeter path along Carey Road.

Water & Sewer System-Aug 2005



The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of Carey Road. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of Carey Road.

#### Annexation

The subject property is within the corporate boundary of the City of Westfield.

#### Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

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#### **Staff Comments**

The submitted plans for 1211-DP-08 and 1211-SIT-05 & 1211-SPP-03 are fully compliant with the Bridgewater PUD and with the Westfield-Washington Zoning Ordinance.

Staff recommends approving the petition with the following condition:

- That all necessary approvals and permits be obtained from the Hamilton County Surveyors Office prior to the issuance of a building permit.